

Arlington Historic District Commissions

January 24, 2013
Whittemore Robbins House

FINAL APPROVED MINUTES

Commissioners

Present: D. Baldwin, B. Cohen, J. Cummings, S. Makowka, T. Smurzynski, J. Worden

Commissioners

Not Present: J. Black, M. Logan, J. Nyberg, M. Penzenik

Guests:

C. Cook, E. Rothstein, B. Boggess, P. Morse

1. **AHDC Meeting Opens** 8:00pm
2. **Appointment of alternate Commissioners to Mt. Gilboa/Crescent Hill – B. Cohen, J. Cummings, S. Makowka, T. Smurzynski**
3. **Approval of draft minutes from November 15, and December 20, 2012 meetings. D. Baldwin moved approval of November minutes with changes by B. Cohen, seconded with changes by B. Cohen. Unanimous approval for November minutes as amended. S. Makowka moved tabling December minutes to February, seconded by T. Smurzynski. All voted in favor of tabling December minutes until next meeting for additional review.**
4. **Communications**
 - a. Request for Continuation of Formal Hearing for: 3 Westmoreland Ave. re: woodburning stove vent to February 28th Meeting
 - b. Request for Continuation of Formal Hearing for: 75 Pleasant Street (Boston Church of Christ) to February 28th Meeting
 - c. Request for Continuation of Formal Hearing for 55 Westminster (Maier) to February 28th Meeting
 - d. Request for Information on possible addition on Jason Street by potential new owner
 - e. Email regarding storage of AHDC records at Building Department
 - f. Email with application for new doors at 81 Westminster Avenue (Lemire)
5. **New Business**

Hearings (typically last around 20 minutes per application) 8:20pm

 - a. Formal Hearing for 75 Pleasant Street (Boston Church of Christ) for renovations and addition – Postponed to 2/28/13 per applicant
 - b. Formal Hearing for: 195 Westminster Ave (Rothstein) re: skylights. E. Rothstein, applicant, gave history of purchasing home and performing extensive exterior renovations to restore structure. Now she wants to finish off third floor, putting bathroom in and improving ventilation of house while trying to respect historic integrity of house. Looking to put more lighting in stairway. Proposal involves putting in symmetrically placed skylights on either side of front gable roof, set back about 4 feet from roof edge to minimize visibility. Placement designed to be as minimally obtrusive as possible and can't be moved further back because of irregular rafter spacing. The next available space would have skylight run into valley of gable. Solar tube (10" round) will only be visible on Lexington side (left hand side of house).

Solar tube will only stick up 2". J. Worden said it seems a shame to mess up a roof with skylights especially after so much work on the rest of the house. Suggested that it might be possible to use electric lights and air conditioning instead of putting in skylights. B. Cohen said historically there is a precedent for skylights over stairways. She suggested that maybe not lining up on either side of gable wouldn't be a bad idea if that allowed for them to be pushed back more. Applicant said that while on the outside this would not be noticeable, on the inside would be very noticeable. B. Cohen stated she is not totally against these skylights. S. Makowka noted these in particular were on less prominent side facing roofs that are set up very high above the street. No comments from audience. B. Cohen moved approval for proposed addition of 3 skylights and solar tube as submitted with plans dated 1-2-13. Seconded by J. Cummings for discussion. Discussion on finish and motion amended with requirement that monitor approve final finish on solar tube prior to installation. All voted in favor of motion as amended except for J. Worden who abstained. Monitor appointed B. Cohen.

- c. Formal Hearing for: 55 Westminster (Maier) re: window changes – Postponed to 2/28/13 per applicant
- d. Informal Hearing re: 81 Westminster Ave. (Lemire) re: door changes – CONA will be issued, No Hearing Required

6. Other Business

- a. Preservation Loan Program Update – J. Worden updated us that the Fund had a meeting and they should not immediately dissolve. Appointed a committee to explore opportunities to give them a larger public presence. New Treasurer appointed. Looking for new President. Committee reporting back in August.
- b. Outreach to Neighborhoods & Realtors – Carol will work on advertising Commissioner open seats and doing mailing to neighbors.
- c. Update of Project List by Commissioners – see updates in red
- d. Discussion re: joint AHDC/AHC meeting – Carol will coordinate
- e. Discussion about D. Baldwin's letter about tree skirting removals on Academy and Maple Streets. S. Makowka will work on letter and D. Baldwin is sending a photo of area.

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

8. REVIEW OF PROJECTS (See project list below)

Project List:

- 1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
- 2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
- 3. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
- 4. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
- 5. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
- 6. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
- 7. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
- 8. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
- 9. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
- 10. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)

11. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
12. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
13. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
14. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
15. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
16. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
17. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
18. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
19. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
20. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
21. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
22. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
23. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
24. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
25. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Makowka- COA (rear addition, stair, landing, roof)
26. 393-395 Mass. Ave. (Barkan – 08-45B) – Makowka - 10 Day COA (Shutters)
27. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
28. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
29. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
30. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
31. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
32. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
33. 215 Pleasant Street (Gruber – 09-11P) – Levy – COA (Shed)
34. 160 Westminster Ave. (Jackson – 09-12M) – Makowka – COA (Addition Revision)
35. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
36. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
37. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
38. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
39. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
40. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
41. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
42. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
43. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
44. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
45. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
46. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
47. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
48. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
49. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
50. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
51. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
52. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
53. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)
54. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
55. 100 Pleasant Street (Shiffman – 10-10P) – Makowka - CONA (Roof)
56. 45 Jason Street (Hamilton – 10-10J) – Makowka – CONA (Roof)
57. 187 Pleasant Street (Fox – 10-11P) – Makowka – CONA (Gutters, Siding, Woodwork, Trim)
58. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
59. 17 Russell Street (Makowka/Spring – 10-14R) – Cohen – COA (Railing)

60. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
61. 215 Pleasant Street (Gruber – 10-20P) – Makowka – CONA (Roof)
62. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
63. 30 Jason Street (Mallio – 10-24J) – Makowka – CONA (Porch-Steps)
64. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
65. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
66. 16 Avon Place (Capodanno – 10-31A) – Makowka – COA (Windows on Porch-Roof-Window)
67. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
68. 239 Pleasant Street (McKinnon – 10-33P) – Makowka – CONA (Roof)
69. 272 Broadway (Danieli-Crispin – 10-37B) – Makowka – CONA (Rear Door)
70. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
71. 272 Broadway (Danieli-Crispin – 10-39B) – Makowka – COA (Doors)
72. 272 Broadway (Danieli-Crispin – 10-40B) – Makowka – CONA (Windows)
73. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
74. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
75. 246 Pleasant Street (Eykamp – 10-43P) – Makowka – CONA (Windows)
76. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)
77. 22-24 Avon Place (Sayigh) – 10-46A) – Makowka – CONA (Door Threshold)
78. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
79. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
80. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
81. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
82. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
83. 17 Pelham Terrace (Choi – 10-54P) – Makowka – COA (Chimney Removal)
84. 17 Pelham Terrace (Choi – 10-55P) – Makowka – CONA (Rear Door-Window-Skylights)
85. 125 Pleasant Street (Abate – 10-57P) – Makowka – CONA (Windows)
86. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)
87. 1 Monadnock Road (Starks-Hopeman – 10-59P) – Makowka – CONA (Windows)
88. 7 Avon Place (Davidson – 10-60A) – Makowka – CONA (Window Repair)
89. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
90. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
91. 215 Pleasant Street (Gruber – 11-05P) – Makowka – CONA (Garage Repair)
92. 187 Lowell Street (JK Construction – 11-06M) – Makowka/Cohen (New Construction)
93. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
94. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
95. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
96. 163 Pleasant Street (Davidson – 11-11P) – Makowka – CONA (Fascia Board-Rafter Rails)
97. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
98. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
99. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
100. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
101. 35 Central Street (Budne – 11-24C) – Makowka – CONA (Rails-Stairs-Porch)
102. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
103. 33 Russell Street (Littlewood – 11-26R) – Makowka – CONA (Porch-Gutters-Clapboards)
104. 60 Pleasant St., Unit 513 (Engels – 11-28P) – Makowka – CONA (Windows)
105. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
106. 60 Pleasant Street (Condo Assoc – 11-34P) – Makowka – CONA (Balconies-Facades) –
107. 23-29 Academy Street (Chiccarelli-Benn – 11-35P) – Makowka – CONA (Fence)
108. 111 Pleasant Street (Fredieu – 11-36P) – Makowka – CONA (Roof-Downspouts-Gutters-Foundation)

109. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
110. 100 Pleasant St. #31 (Greenfield – 11-38P) – Makowka – CONA (Windows)
111. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
112. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
113. 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)
114. 734 Mass. Ave. (Davidson – 11-43P) – Makowka – CONA (Siding-Corner Boards)
115. 742 Mass. Ave. (Davidson – 11-44J) – Makowka – CONA (Facia)
116. 201 Pleasant Street (Kantor – 11-45P) – Makowka – CONA (Eaves-Sills-Facia)
117. 52-54 Westminster Ave. (O'Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)
118. 19 Academy Street (Masonic Lodge – 11-47P) – Makowka – CONA (Ramp on Rear)
119. 32 Academy Street (Chasteen – 11-48P) – Makowka – CONA (Windows on Rear)
120. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
121. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
122. 187 Westminster Ave. (Danaher-O'Brien – 11-51M) – Makowka – CONA (Roof)
123. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows)
124. 100 Pleasant Street (Addison Corner Condo – 11-54P) – Makowka – CONA (roof)
125. 23 Jason Street (Leary – 11-55J) – Makowka – CONA (Roof)
126. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows)
127. 204 Pleasant Street (English – 12-02P **DENIAL**) – Makowka (Address Marker/Wall)
128. 20 Russell Terrace (Ulin – 12-03R) – Makowka – CONA (Fascia & Trim)
129. 30-32 Jason Street (Harris/Charest – 12-04J) – Makowka – CONA (Rear Deck/Stairs)
130. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors)
131. 55 Academy Street (Givertzman – 12-06P) – Nyberg – COA (Addition-Windows)
132. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
133. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels)
134. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
135. 20 Russell Street #1 (Briggs – 12-11R) – Makowka – CONA (Rear Deck Not Visible)
136. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall)
137. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof)
138. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
139. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
140. 252 Pleasant Street (Schweich – 12-18P) – Makowka – CONA (Skylights)
141. 108 Pleasant Street (Yudowitz-Wild Acres – 12-19P) – Makowka - CONA (Denial-Ramp)
REMOVE
142. 108 Pleasant Street (Yudowitz-Wild Acres – 12-20P) – Makowka - CONA (Roof-Shingles-Gables) Done Remove
143. 239 Pleasant Street (McKinnon – 12-21P) – Makowka - CONA (Trim)
144. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
145. 20 Russell Terrace (Ulin – 12-23R) – Makowka – CONA (A/C Replacement)
146. 14-16 Prescott Street (Bouboulis – 12-24R) – Makowka – CONA (Roof)
147. 30 Jason Street (Harris – 12-25J) – Makowka – CONA (Rear Windows)
148. 108 Pleasant Street (Yudowitz – 12-26P) – Makowka – CONA (Porch) – Completed
REMOVE
149. 252 Pleasant Street (Schweich – 12-27P) – Nyberg – COA (Windows-Decks&More)
150. 14 Jason Court (Stone – 12-28J) – Penzenik – COA (Front Vestibule)
151. 272 Broadway (Danielli/Crispin – 12-29B) - Makowka – COA (Gutters)
152. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
153. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
154. 114 Westminster Ave. (Fleming/Metzger – 12-32M) – Makowka – CONA (Windows)
155. 18 Wellington Street (Morrison – 12-33P) – Penzenik – COA (Gutters) – Completed -
REMOVE

156. 30 Jason Street (Harris – 12-34J) – Nyberg – COA (Windows)
157. 18 Russell Terrace (Johncheck/Finlayson – 12-35R) – Makowka – CONA (Shed)
158. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
159. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
160. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
161. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
162. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
163. 10 Jason Court (Byrnes – 12-42J) – Makowka – CONA (Fence)
164. 119 Pleasant Street (Poulos – 12-43P) – Makowka – CONA (Roof)
165. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
166. 28 Russell Street (Ames – 12-45R) – Makowka – CONA (Fence)
167. 259 Pleasant Street (Fatula – 12-46P) – Nyberg – COA (Gutters)
168. 21 Wellington Street (Barlow – 12-47P) – Makowka – CONA (Gutters/Fascia)
169. 28 Russell Street (Amex – 12-48R) – Makowka – COA (Porch/Stairs/Railings)
170. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
171. 30 Jason Street (Harris/Charest – 12-50J) – Makowka – CONA (Sills/Wells)
172. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
173. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
174. 20 Prescott Street (Vasilyev – DENIAL 12-51R) – (Procedural Denial)
175. 11 Oak Knoll (Clossey – 12-54P) – Cohen – CONA (Dormer, Window Repair)
176. 140 Pleasant Street (Haas – 12-55) – Makowka – CONA (Gutter)
177. 35 Jason Street (Lynch – 12-56J) – Makowka – CONA (Fence)

Meeting Adjourned 9:10pm